



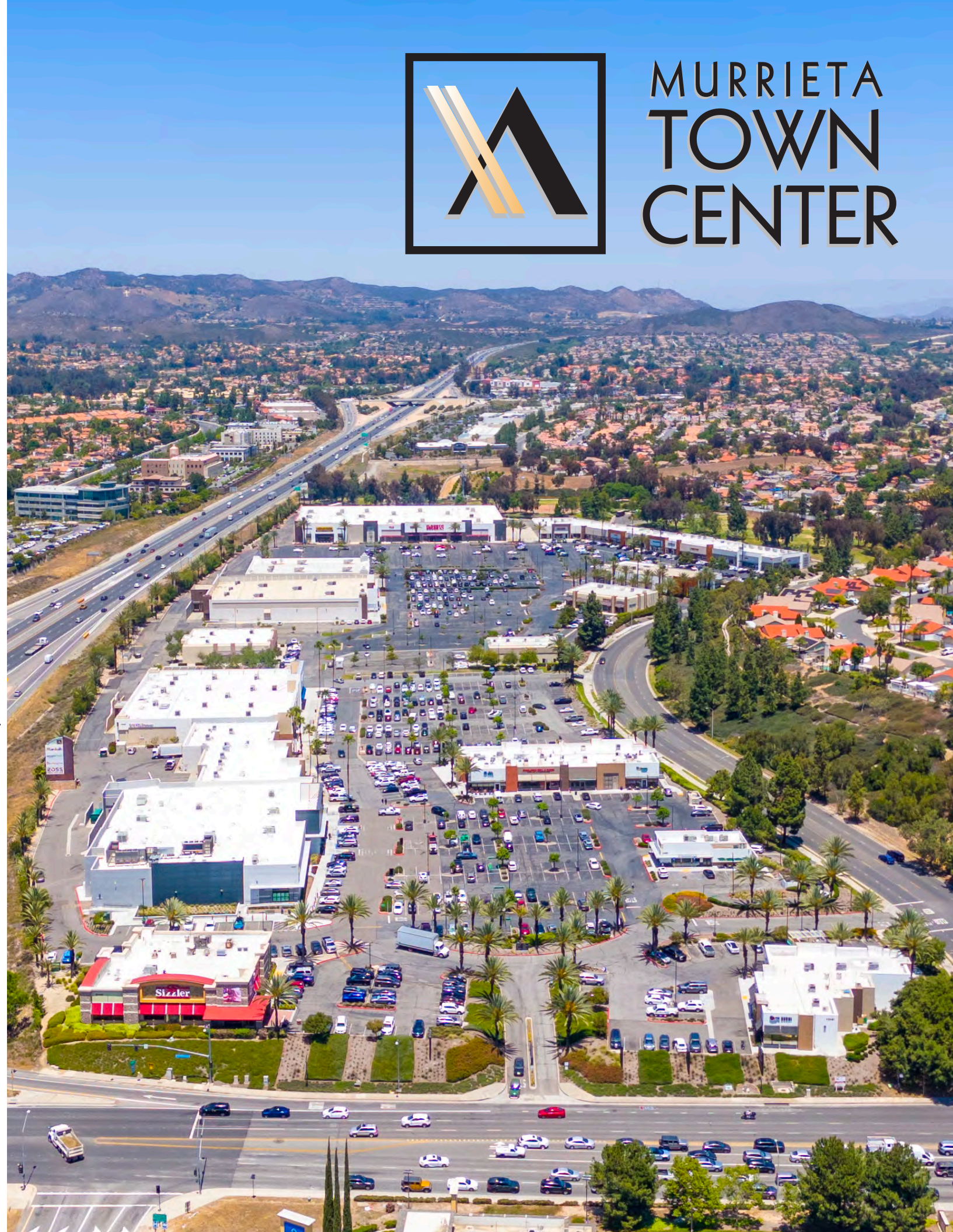
NEQ I-215 FWY &
MURRIETA HOT SPRINGS RD
MURRIETA, CA

PROPERTY HIGHLIGHTS

- **Flexible Anchor, Shop & Pad Opportunities:** Rare availability ranging from ±1,524 SF shop spaces, ±22,815 SF junior anchor, a 35,456 SF anchor plus pad and build-to-suit opportunities from ±3,500 SF—accommodating retail, restaurant, service, entertainment, medical, and specialty concepts.
- **High-Visibility Freeway Retail Destination:** Over 2,000 feet of Interstate 215 frontage delivering exceptional visibility to regional commuters and local traffic, positioning tenants for strong brand exposure and repeat visitation.
- **Strategic Gateway Location:** Positioned at the gateway to Murrieta and the Temecula Valley, the center captures daily commuter flow while serving surrounding residential neighborhoods and nearby employment hubs.
- **Strong National Co-Tenancy Mix:** Anchored by a lineup of high-traffic national retailers including Burlington, Marshalls, Ross, Five Below, Dollar Tree, and Floor & Decor—creating consistent daily foot traffic and cross-shopping activity.
- **Prominent Signage & Brand Presence:** Freeway pylon and Murrieta Hot Springs Road monument signage provide dominant visibility and strong tenant identity in one of Murrieta’s most traveled corridors.
- **Exceptional Access & Convenience:** Direct access from Murrieta Hot Springs Road with quick connections to Interstate 215 and nearby Interstate 15, enabling effortless access for shoppers, employees, and delivery logistics.
- **Dense Residential & Employment Base:** Surrounded by established neighborhoods, multifamily communities, and major employers—including Rancho Springs Medical Center and nearby corporate campuses—driving consistent daytime and evening traffic.
- **Affluent & Growing Trade Area:** Strong purchasing power with Average Household Incomes exceeding \$130,000 within 1 mile and \$143,000 within 5 miles, supporting a wide range of retail, dining, and service concepts.



MURRIETA TOWN CENTER



MEET YOUR CO-TENANTS



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PROPERTY AERIAL



SILVERADO LUXURY APARTMENTS
(492 UNITS)

RANCHO LAS BRISAS APARTMENTS
(200 UNITS)

SIERRA VISTA PLAZA
KATER PRODUCTIONS
PIZZA HUT
STARBUCKS
DOLLAR TREE
CHUCK E. CHEESE'S

RANCHO SPRINGS MEDICAL CENTER
(252-BED REGIONAL HOSPITAL)

CROSSROADS CORPORATE CENTER
(157,000+ SF)

Rady Children's

Hampton Inn

FLOOR DECOR

ROSS
DRESS FOR LESS

Burlington

DOLLAR TREE

five BELOW

Marshalls

FAMOUS footwear



222,202 CPD

2,000 FEET OF FREEWAY FRONTAGE

MURRIETA TOWN CENTER

Sizzler



ALTA MURRIETA DR (10,760 CPD)

One
SUSHI & GRILL

MURRIETA HOT SPRINGS RD (51,567 CPD)

FROM 1,700 - 5,900 SF AVAILABLE
 2-B05/7 5,900 SF - Available
 2-B14/15 2,550 SF - Available 7/1/26
 2-B16 1,700 SF

BUILD TO SUIT
 Up to ±9,070 SF
 Future Building



JR. ANCHOR
 1-A02 22,815 SF
 Available



BUILD TO SUIT
 Lease Pending

±1,524 SF - ±42,125 SF
 1-D07 1,524 SF - Potentially Available
 1-D08 2,421 SF - Potentially Available
 1-D10 2,724 SF - Potentially Available
 Anchor 35,456 SF - Potentially Available

LEGEND

	AVAILABLE
	POTENTIALLY AVAILABLE
	OCCUPIED
	LEASE PENDING

PROPERTY PHOTOS



MURRIETA
TOWN
CENTER

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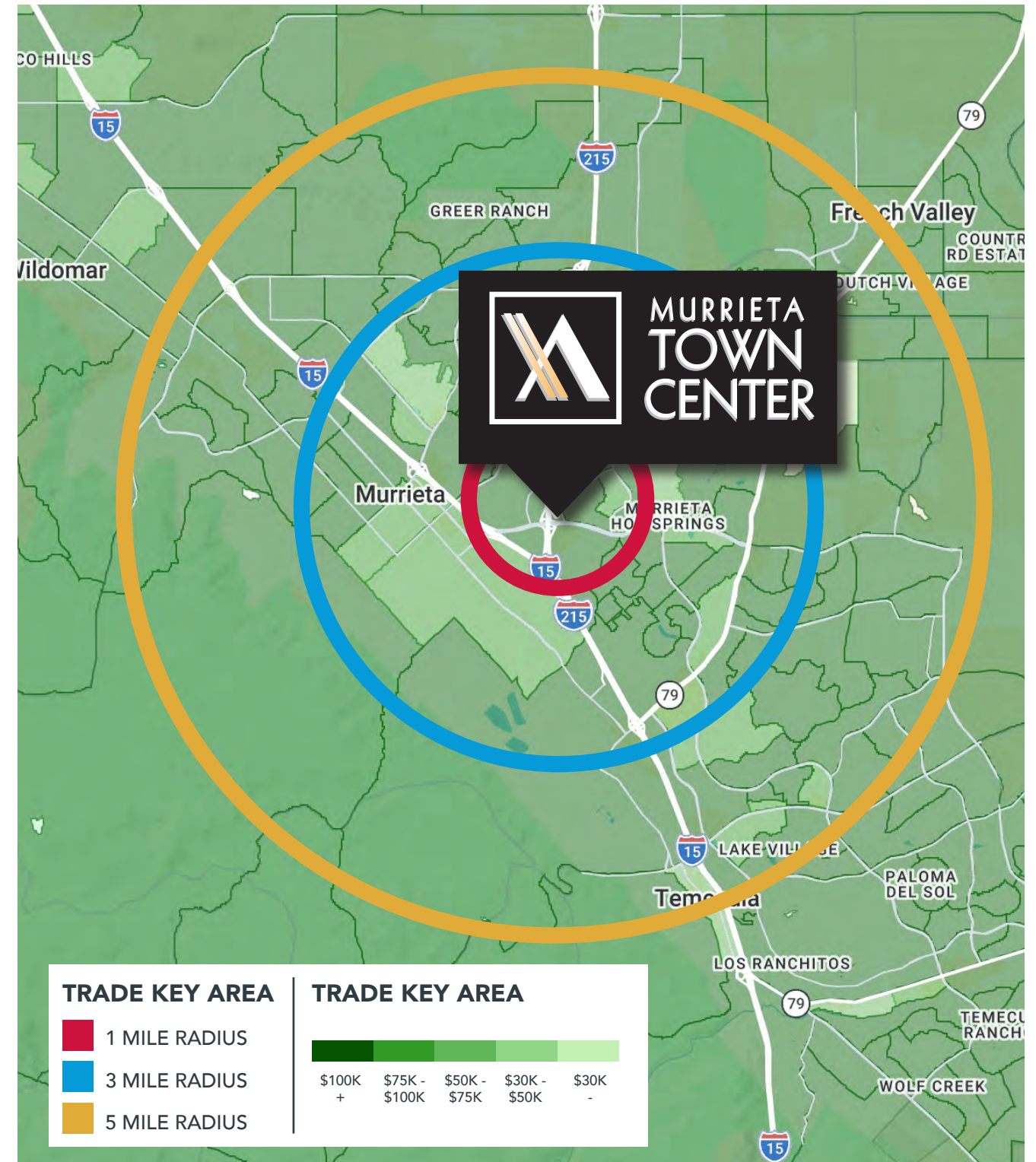
PROPERTY PHOTOS



DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	15,398	99,340	195,661
Projected Population (2030)	16,096	103,303	203,417
Households	4,686	33,307	63,281
Projected Households	4,998	35,307	67,351
Median Age	34.1	37.8	37.0
Average Household Income	\$130,560	\$136,858	\$143,331
Median Household Income	\$109,735	\$108,680	\$117,166
Any College +	6,817	45,541	90,729
Total Employees	4,506	38,121	68,439
Total Businesses	652	5,412	9,938





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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE #01247098

